

**LOT
FOR
SALE**

9 Emma Lane Clifton Park, NY



FEATURES

- For Sale at \$790,000 (based on bank appraisal). Land lease also available.
- 2.25 acres - potential 11,750 SF office, retail, or medical building
- Part of existing 24,000 five building professional office and medical park
- Minimal site work required with roadway, infrastructure, and parking in place

LOCATION

- 1.4 miles West of Northway Exit 9
- Ample eateries and retail services in close proximity
- In the heart of Clifton Park's 146 business corridor

**FOR MORE
INFORMATION
PLEASE
CONTACT**

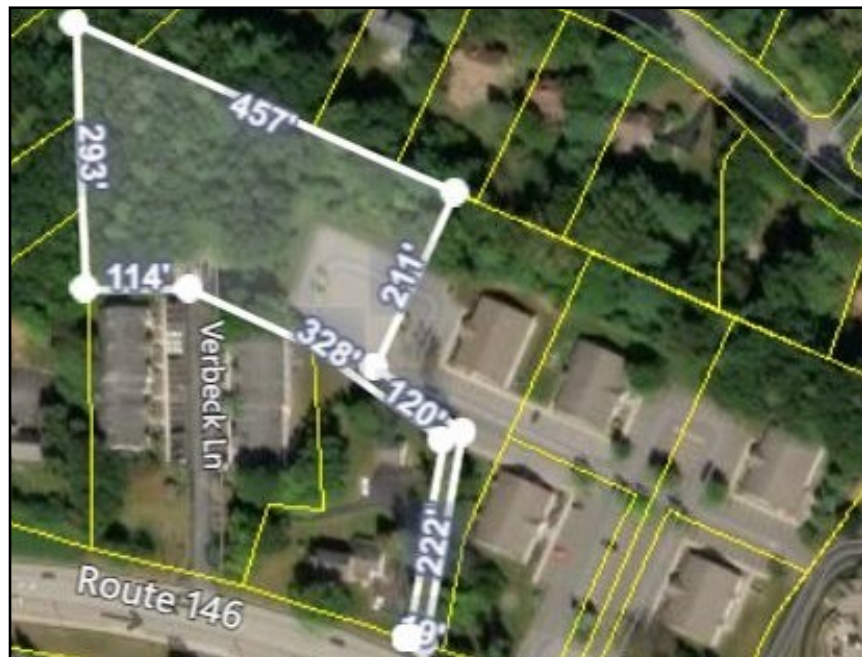
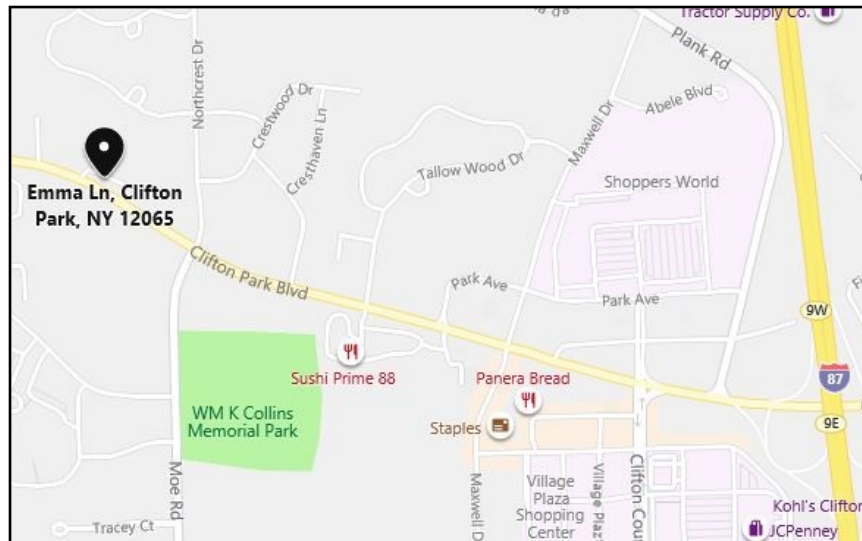
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MAPS



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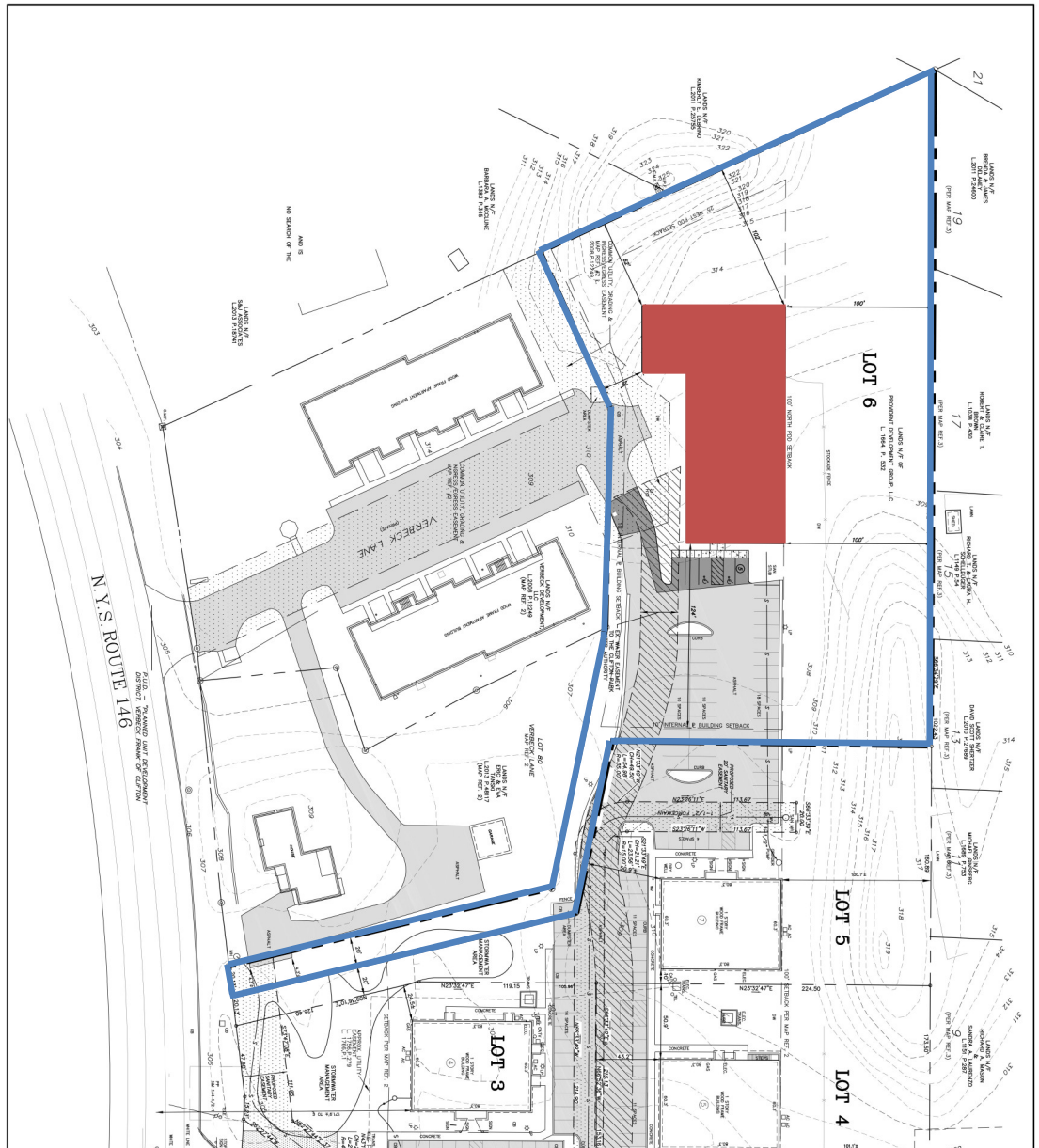
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SITE PLAN



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